

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

49/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

53/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$625,000	23-Apr-26
3/12 KNOTT COURT LANGWARRIN VIC 3910	\$540,000	24-Jun-26
1/26 LANG ROAD LANGWARRIN VIC 3910	\$585,000	04-Jun-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 September 2026



**53/210 CRANBOURNE-
FRANKSTON ROAD LANGWARRIN
VIC 3910**

 3  1  -

Sold Price ^{RS} **\$625,000** ^{UN} Sold Date **23-Apr-26**

Distance **0.03km**



**3/12 KNOTT COURT LANGWARRIN
VIC 3910**

 2  1  2

Sold Price **\$540,000** Sold Date **24-Jun-26**

Distance **0.28km**



**1/26 LANG ROAD LANGWARRIN
VIC 3910**

 2  1  2

Sold Price ^{RS} **\$585,000** ^{UN} Sold Date **04-Jun-26**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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